

2017-2018 HOUSING PROGRAM WORK PLAN

As is required by all cities and counties in the state of California, Placer County's General Plan includes a Housing Element. Placer County's Housing Element was adopted in October 2013 and is in place through October 2021. In order to assist in focusing on the tasks necessary to meet Placer County's housing obligation and also to ensure Placer County has sufficient supply to house its residents, support desired economic development and offset associated transportation-related environmental impacts, the County Executive Office has created a multi-disciplinary "Housing Unit" to approach the housing challenge from many angles. The "Housing Unit," includes representative staff from the County Executive Office, Economic Development, Community Development, Department of Public Works and Facilities, and Health and Human Services, dedicated to finding ways to getting more affordable housing constructed throughout unincorporated Placer County.

On April 4, 2017, the County Board of Supervisors expressed its support for implementing a variety of housing strategies — a "menu" — that could be adapted for different parts of the county based on varying priorities and needs that will be included in this first of what is expected to be an annual Work Plan. In addition, the Board recommended exploring possible code changes, incentives, funding sources, advocacy, partnerships, and non-traditional housing varieties, such as "tiny houses" and co-housing.

The Housing Unit has worked to assemble the Board's and other feedback into this FY 2017-18 Work Plan. The document is organized around implementation of the nine Housing Element goals. Each task indicates staff time and funding expected to be allocated to each task, the funding source, and planned timeline for completion and outcomes.

2013-2021 Placer County Housing Element Goals

Goal A – To provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories

Goal B – To encourage construction and maintenance of safe, decent and sound affordable housing in the County

Goal C – To promote housing opportunities that meet the specific needs of residents and workers in the Tahoe Basin

Goal D – To improve the County's existing stock of affordable housing

Goal E – Preserve at-risk units within the unincorporated County

Goal F – To meet the housing needs of special groups of County residents, including a growing

senior population, large families, single mothers, farmworkers, persons with disabilities, and persons and households in need of emergency shelter

Goal G – To increase the efficiency of energy use in new and existing homes with a concurrent reduction in housing cost for Placer County residents

Goal H – To assure equal access to safe and affordable housing for all persons regardless of age, race, religion, color ancestry, national origin, sex disability, familial status, or sexual orientation

Goal I – To ensure that Housing Element programs are implemented on a timely basis and progress of each program is monitored and evaluated regularly

Key Provisions of the Housing Program Work Plan

Consistent with the adopted 2013-2021 Housing Element, the Housing Unit has established the following key provisions for the Work Plan:

- Increase the availability of a mix of housing types in the County for existing and future residents, students, and employees whose income cannot support the cost of housing in the County;
 - Improve the County's overall employment growth by assisting County employers in reducing critical labor shortages of skilled workers in part driven by a lack of available housing; and
 - Reduce vehicles mile traveled (VMT) by shortening commute distances for those who commute into Placer County for education or work, but who otherwise live elsewhere.
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What is Affordable?

The 2013 Housing Element defines Affordable Housing as follows:

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and other related costs. TRPA defines affordable housing as deed-restricted housing to be used exclusively for lower-income households (income not in excess of 80 percent of the county's median income) and for very low-income households (income not in excess of 50 percent of the county's median income), and with costs that do not exceed recommended state and federal standards.

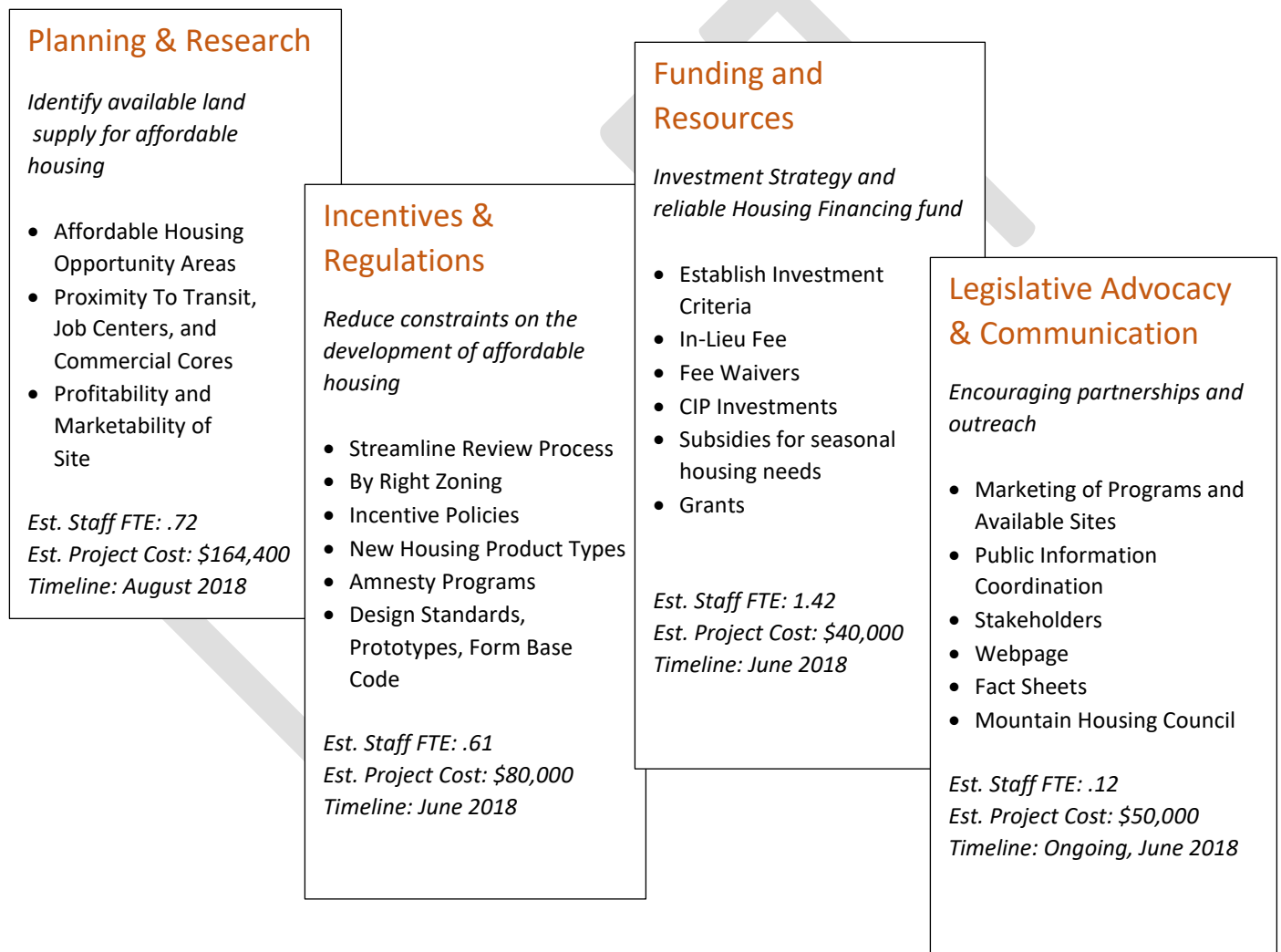
The following table illustrates the affordability range based on Placer County's 2016 Area Median Income. Income, rent and purchase price are estimated based on affordable housing costs (rent + utilities) to 30% of income as determined by the federal Department of Housing and Urban Development (HUD).

Very Low to Moderate	Single	Family of 4
Income	\$16,000 - \$63,900	\$24,300 - \$91,300
For Rent	\$400 - \$1,580	\$600 - \$2,280
Home Ownership	\$129,000 - \$230,000	\$201,000 - \$350,000

Housing Program Work Plan Components

In this first year, under a new focused approach toward affordable housing development, the County is setting the foundation necessary to succeed in achieving its Housing Element goals. The four Components and their associated tasks outlined below are expected to be completed in this next fiscal year.

These tasks will assist in facilitating the development of higher density and multifamily development for moderate and lower income earners in areas where adequate infrastructure and public services are available, and applied in a manner that preserves and protects the communities' identity and culture.



FY 2017-18 Housing Program Work Plan Task Detail

Component 1- Planning & Research

	Task	Est. FTE	Est. Costs	Est. Timeline	Funding Source
1	Prepare a Land Supply Assessment report inclusive of existing and entitled higher density and multifamily parcels, surplus county lands, underutilized developed residential properties, and buildings appropriate for adaptive reuse for use in identifying future affordable housing development opportunity that identifies priority housing areas (e.g. proximity to commercial cores, transit or job centers)	.2	\$25,000	October 2017	General Fund
2	Tahoe Economic Profile Report (Beacon Economics) 2a. Employment Analysis 2b. Workforce Housing Needs	.05	\$18,200 \$20,600	December 2017	Office of Economic Development/ General Fund
3	Prepare higher density and multifamily parcel/site jurisdictional comparison report for design standards and required permits.	.2	\$80,000	October 2017	General Fund
4	Placer County Government Center (PCGC) Master Plan Update (HE Program A-7). 4a. Release Notice of Preparation for PCGC EIR; and, 4b. Release Request for Proposal for affordable housing site.	.1	TBD	June 2018	General Fund/CIP
5	Assist with preparation of the Sunset Area Plan/Placer Ranch Specific Plan with regards to affordable housing obligation.	.1	TBD	August 2018	General Fund
6	Continue to support existing housing programs and projects with affordable housing obligations	TBD	TBD	Ongoing	CDRA/General Fund
7	Secondary Dwelling Ordinance Update	-	-	September 2017	CDRA/General Fund
8	Tiny House/Co-op Housing Ordinance	TBD	TBD	June 2018	CDRA/General Fund
9	South Placer Economic Profile 9a. Employment Analysis 9b. Workforce Housing Needs	.05	N/A \$20,600	Complete December 2017	Office of Economic Development/General Fund
10.	Create maps that inventory available publicly held and appropriately zoned private land that could be available for housing development	.02	N/A	December 2017	CDRA/General Fund
11.	Monitor and track existing affordable housing obligations of approved projects.	.01	N/A	Ongoing	CDRA

Housing Element Performance Goal(s): A, B, C, D, E, F, H and I

Component 2 - Incentives & Regulations

	Task	Est. FTE	Est. Costs	Est. Timeline	Funding Source
1	Revise design standards as appropriate to allow maximum design flexibility, while still attaining other important County objectives including conservation, historical/traditional identity and character of each community.	.05	\$70,000	June 2018	General Fund
2	Revise policies, ordinances, regulations, and procedures that may unnecessarily add to the cost or delay of housing development; and identify ways to streamline and improve the development review process to eliminate any unnecessary delays in the processing of development applications.	.5	\$10,000	June 2018	General Fund
3	Initiate process improvements to the development review process to streamline the approval process for affordable projects, including second units	.03	N/A	June 2018	CDRA/General Fund
4	Work with stakeholders to assess interest in and viability of a Seasonal Housing subsidy for the Tahoe region, including a possible registry matching service.	.02	N/A	December 2017	CEO/CDRA General Fund
5	Analyze potential to implement an amnesty path for existing second units	.01	N/A	December 2017	CDRA/General Fund

Housing Element Performance Goal(s): A, B, C, D, E, F, and H

Component 3 – Funding and Resources

	Task	Est. FTE	Est. Costs	Est. Timeline	Funding Source
1	Develop options for the Board's consideration regarding priority uses for RPTTF revenue	.02	N/A	December 2017	CEO/General Fund
2	Develop an Affordable Housing financing and investment strategy that identifies acceptable criteria for funding and thresholds required to be met.*	.2	\$25,000	Initial Draft October 2017; Final June 2018	General Fund
3	Contract for on-call consultant to develop site specific Pro Formas to determine profitability, development capacity, and marketability ranking to assess potential investment priorities.	.05	\$15,000 per/year	October 2017	General Fund
4	Continue to implement County First Time Homebuyer program, Housing Rehabilitation program, and other related programs as funding is available.	1	N/A	Ongoing	CDRA/General Fund

5	Work with stakeholders in eastern Placer County as part of other efforts to consider identifying additional Transient Occupancy Tax revenue into the General Fund, but dedicated to specified projects and programs per Board policy	.03	TBD	June 2018	CEO General Fund/TOT
6	Apply for state “No Place Like Home” grants for application of technical assistance and funding/financing to develop housing for residents with serious mental illness	.02	TBD	January 2018, and August 2018	HHS/State of CA MHSA Grants
7	Contract with organization to provide housing for 8-12 homeless Whole Person Care participants using Sutter Health matching funds	.05	TBD	August 2017	Sutter Health Foundation
8	Complete purchase of 18 unit apartment building in Roseville to provide housing for homeless individuals with serious mental illness	.05	TBD	October 2017	MHSA

*** Possible Ongoing Funding Sources:** Federal: Mental Health, National Housing Trust; State: Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Affordable Housing and Sustainable Communities (AHSC), Affordable Housing Program (AHP), Golden State Acquisition Fund (GSAF), Infill Infrastructure Grant (IIG); Local: Martis Fund, Housing Trust Fund, Capital Reserves, mPower, Transient Occupancy Tax (TOT), In-Lieu Fee, General Fund; Bond Financing, Redevelopment Property Tax Trust Fund (RPTTF)

Housing Element Performance Goal(s): A, B, C, D, E, F, and H

Component 4 – Legislative Advocacy & Communication

	Task	Est. FTE	Est. Costs	Est. Timeline	Funding Source
1	Update County’s Legislative Platform to focus on state and federal increases in resources and reduce constraints to the development of affordable housing projects (e.g. Department Fish and Wildlife wetlands, CEQA, etc.)	.05	N/A	June 2018	CEO/General Fund
2	Work with PIO office to improve website, increase media news and updates on Housing projects and programs.	.01	N/A	September 2018	CEO/CDRA/General Fund
3	Expand County website to include housing program information, copies of public notices, project pages and “Fact Sheets” for each program or project.	.01	N/A	Ongoing	CEO/CDRA/General Fund
4	Work with stakeholders such as BIA, Realtors Association, and the Community Foundations to ensure an appropriate cross section of interests are represented		N/A	Ongoing	CEO/CDRA/General Fund
5	Financial Commitment to the Mountain Housing Council	N/A	\$50,000	July 2017	CEO/General Fund
6	Allocate Housing Unit staff resources to support initiatives of the Mountain Housing Council	.25	N/A	Ongoing	CEO/CDRA/DPWF/General Fund

Housing Element Performance Goal(s): A, B, C, D, E, F, and I